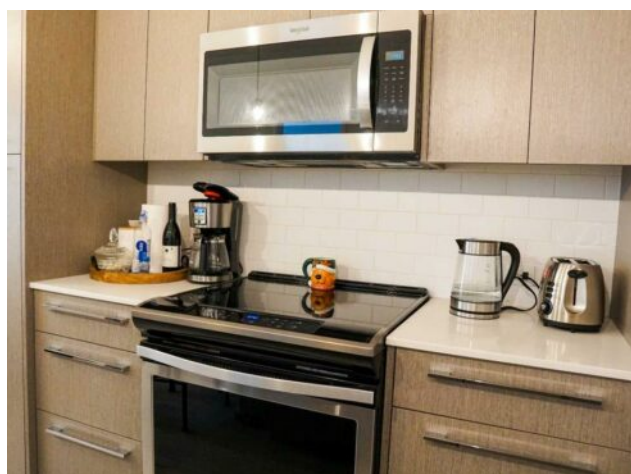


**1230, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2232980



\$284,750

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, No Smoking Home, Quartz Counters, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All window coverings and All Interior Furnishings and Decorations

****FABULOUS FLAT WITH FUN & FITNESS**** Welcome to this MODERN CONDO DEVELOPMENT, built in 2021, where STYLE MEETS CONVENIENCE. As you drive down the CHIC STREET and turn into this SLEEK NEW COMMUNITY, you can't help but smile. Approaching the front doors, you'll notice the latest in ELECTRONIC SECURITY SYSTEMS, offering peace of mind! Step into the BEAUTIFULLY DECORATED LOBBY, and you'll start to feel right at home. The moment you enter the unit, you're greeted by a FULLY FURNISHED and decorated space—ready for you to move in. The bright, ATTRACTIVE KITCHEN will bring out your inner chef, featuring GLEAMING STONE countertops and a TOP-OF-THE-LINE appliance package. Enjoy your morning coffee on the SPACIOUS east-facing balcony, bathed in NATURAL LIGHT. The master suite is generously sized and filled with SUNSHINE, offering a private ensuite that's truly DELIGHTFUL. There's also an ADDITIONAL BEDROOM, perfect for guests or as a HOME OFFICE. No need to worry about winter with your own HEATED UNDERGROUND PARKING space. And when you want to stay active, the FULLY EQUIPPED FITNESS CENTRE and welcoming OWNER'S LOUNGE are just steps away. Plus, you can flex your green thumb in the COMMUNITY GARDEN or entertain friends in the OUTDOOR BBQ area on sunny days. All of this can be yours for just \$14,487.50 down and \$1,512.07 per month (o.a.c.). Join us for an open house every day—confirm times and come see your new home!